GOVERNMENT OF KARANATAKA

BRUHAT BENGALURU MAHANAGARA PALIKE

REQUEST FOR PROPOSALS FOR THE CONSULTANCY ASSIGNMENT

Appointing **Consultant** for **Consultancy services for preparation of Detailed Project Report (DPR) including estimation for the work of Upgradation of the Hospitals to Indian Public Health Standards (IPHS)-2022 in in West, Yelahanka, Dasarahalli and RR Nagar Zones under BBMP limits Package -2**

Client Details

BBMP - Office of Executive Engineer-3,
Health & Sanitation, Dasappa Hospital Premises, N.R Road, Bengaluru - 560 002

BRUHAT BENGALURU MAHANAGARA PALIKE
Office of Executive Engineer-3, Health & Sanitation, Dasappa Hospital Premises,
N.R Road, Bengaluru - 560 002.

No: EE3/H&S/TEND/09/2024-25 Date: 21.02.2025

SHORT TERM INVITATION FOR TENDER (IFT)
(Two Cover System)
(Through GOK e - Procurement Portal Only)

1. The Executive Engineer-3, Health and Sanitation on behalf of the **Chief Commissioner, Bruhat Bangalore Mahanagara Palike (BBMP), invit**es Proposals (Technical and Financial) for appointing **Consultant** for **Consultancy services for preparation of Detailed Project Report (DPR) including estimation for the work of Upgradation of the Hospitals to Indian Public Health Standards (IPHS) 2022 under BBMP Limits** as detailed in the table below. Two Cover Bid procedure as per Rule 28 of the KTPP Act shall be followed.
2. Tender documents may be downloaded from Government of Karnataka Public Portal website https://www.kppp.karnataka.gov.in under login for Contractors. After login to Contractors, Please scroll down to the right side bottom to see List of Tenders, Please click there to find the details of IFT and download copy of the tender. The tender document can be downloaded in the portal as per prescribed date and time published in the portal. Only Interested Consultants who wish to participate should remit online transaction fee for tender after registering.
3. Objectives and the Scope of the Assignment shall be as per Request for Proposal (RFP) Document and it may be downloaded from KPPP Website. Proposals must be submitted online through KPPP on or before 16.30 Hrs on 13.03.2025 and the opening of bids will be as per the KPPP portal guidelines
4. Other details can be seen in the RFP tender document.

TABLE

SI No	Name of Assignment	Amount put to tender (in Lakhs)	EMD (in Rupees)	Period of Completion
1	Consultancy services for preparation of Detailed Project Report (DPR) including estimation for the work of Upgradation of the Hospitals to Indian Public Health Standards (IPHS) 2022 in East, Mahadevapura and Bommanahalli Zones under BBMP limits - Package - 1 (Project amount: Rs.108,31,95,940)	54.41	1,09,000	45 days
2	Consultancy services for preparation of Detailed Project Report (DPR) including estimation for the work of Upgradation of the Hospitals to Indian Public Health Standards	49.01	98,100	45 days

	(IPHS) 2022 in West,Yelahanka,Dasarahalli and RR Nagar Zones under BBMP limits Package - 2 (Project amount: Rs.98,01,58,490)			
3	Consultancy services for preparation of Detailed Project Report (DPR) estimation for the work of Upgradation of the Hospitals to Indian Public Health Standards (IPHS) 2022 in South Zone under BBMP limits - Package - 3 (Project amount: Rs.151,64,40,320)	75.82	1,51,700	45 days

Calendar Events:

- Availability of RFP Document from 25.02.2025 at 16.00 Hrs onwards.
- Last Date for Receipt of Queries 03.03.2025 up to 15.00 Hrs.
- Date of Pre bid meeting at the office Special Commissioner (H&S) on 03.03.2025 at 15.30 Hrs.
- Last Date for receipt of Tenders is 13.03.2025 at 16.00 Hrs.
- Date of Opening of Technical Proposals is 14.03.2025 at 16.30 Hrs.
- Opening of financial bids will be intimated to technically qualified bidders.

Note:

1. Participants shall upload all the Signed and Scanned Copies of Certificates pertaining to their Eligibility Criteria, Essential Conditional Criteria, Financial Criteria Documents, etc. No Physical Documents shall be considered. Participants shall produce all the Original Documents for Verification whenever necessary.
2. For those Bidders whose Technical Bids do not satisfy the Eligibility Criteria as mentioned above, their Financial Bids will not be opened.
3. The BBMP reserves the right to reject any or all of the Tenders without thereby incurring any Liability or Obligation to inform the Bidders of the Reasons for such action.
4. Bidders may obtain further information at the Office of Executive Engineer-3 Health and Sanitation, Behind Dasappa Hospital Premises, N.R.Square, Bengaluru-560002 on all working days between working hours.
5. Corrigendum's/ Modifications/ Corrections if any, will be published on the Website only. For Details, Registration and e - Payment, visit GOK KPPP Website www.kppp.gov.in or contact KPPP Helpdesk at 080 - 25501216 / 25501217.

Sd/
Executive Engineer-3,
Health & Sanitation, BBMP

Instructions to Tenderers

The "Consultant" herein means either an individual Consultant or a firm or a company. The blank tender documents can be downloaded / obtained through website **https://kppp.karnataka.gov.in** and can be submitted through electronic tender only.

Cover-1 - Technical bid- Upload duly filled all sections of Tender with any supporting documents
Cover II – Financial Proposal: Financial bid shall contain duly filled financial bid as displayed in KPPP portal

The Cover-I (Technical bid) will be opened first and thereafter Cover-II (Financial bid) of only those bidders who fulfil the qualification criteria and other conditions as mentioned in the tender document will be opened.

While preparing the Technical Proposal, Please upload the following documents along with Tender Documents.

i. Duly filled Tender document with sign and seal on each page.

ii. Authorization Certificate who is responsible to fill the Tender document

iii. Consultant should confirm the technical proposal as per Data Sheet and TOR

iv. A valid copy of the registration of the Individual/ Firm/Company with the register of Companies.

v. Latest copy of the Income Tax return for last financial Five (5) years

vi. PAN and GST registration copy.

vii. ISO 9001:2015 Certificate for providing Architectural and Structural Design services related to the project

viii. The Consultant should have 10 Years of experience in preparing DPR's for Hospitals, Medical Colleges or any Health-related Buildings. Work Done of Work Order received from past 10 years.

ix. The consultancy firm shall have experience in Preparation of Detailed project report and Architectural and Civil Engineer Consultancy for a minimum of 10 years. As a proof service tax registration certificate should be provided. Annual financial turnover for the year means the financial year, multiplication factor of 10% shall be added to bring the cost to present year.

x. A Valid certificate of Registration of council of Architecture of the Chief Architect to be deployed for the project.

xi. Achieved a minimum annual financial turnover at least in any two financial years of Rs. 98 Lakhs in last 5 years. The consultant shall furnish the financial turnover along with certified copies of the Audit Report, Balance Sheet, Profit and Loss Statement by a Chartered Accountant with UDIN.

xii. Consultant should submit the site inspection report during presentation.

xiii. Each and all the documents uploaded to the e-portal should be ATTESTED BY NOTARY.

xiv. Work Done Certificates shall be enclosed for the above duly certified by the officer not below the rank of Executive Engineer

xv. The Proposal should be based on the number of professional/ staff-months estimated by the Consultant firm. Proposed professional staff must have at least the experience indicated in the Data Sheet. Key professional staff proposed will upload one curriculum vitae (CV) with ADHAR CARD and Degree Certificate.

xvi. Reports to be issued by the Consultants as part of this assignment must be in the language(s) specified in the Data Sheet.

xvii. All the eligible applicants will be called for presentation on the Concept Plan for the current project and already executed project and experience. The Consultant will have to make presentation on Methodology adopted, Scope of work and Strategies adopted to arrive at solution.

xviii. After Preparing DPR, the consultant should get approval on the DPR from the selection committee before finalizing and submitting the final copy to BBMP. The selection committee is constituted by BBMP, with representatives from Health Department, UD or other related departments. The Committee shall scrutinize and approve after series of deliberations and if the DPR meets the requirements.

xix. The Technical bids of all bidders who have uploaded the tender along with all relevant documents will be considered in the technical evaluation. However, prior to the awarding of the work, the L-1 bidder would be asked to produce the original documents in support of the uploaded documents to enter into agreement.

xx. In preparing the Technical Proposal, Consultants are expected to examine the documents comprising this RFP in detail. Material deficiencies in providing the information requested may result in the rejection of a Proposal. If the bidder does not produce the original documents for entering into an agreement, then his bid will be treated as non-responsive bid as per clause 26(A) of the KTPP Rules. The names of the bidders

who do not produce the original documents will be removed from the select list of enrolments and barred from participation in any of the tenders to be invited apart from forfeiting the EMD, paid through e-cash.

Cut off dates for the tender process:

Sl. No.	Calendar of Events	Dates & Time
a.	The Consultant can have access to the e-tender document, i.e. the Tender schedules, bid documents and other documents in the web site https://kppp.karnataka.gov.in/on payment of transaction fee (non-refundable)	
b.	Pre-Bid Date & Time for Tender	03.03.2025 @ 3.30 PM
c.	Last Date & Time for Tender Queries/Clarifications	03.03.2025
d.	The Last date of Submission of completed Tender Documents through e-portal.	13.03.2025
e.	Date of opening of Technical Bid	14.03.2025
f.	Date of PPT Presentation to Committee	The Date will be intimated Later to the eligible bidders.
g.	Date of opening of Financial Bid	The Date will be intimated later

SECTION 1. LETTER OF INVITATION

Dear Consultant

1. The Executive Engineer (Health and Sanitation) on behalf of the Chief Commissioner, Bruhat Bangalore Mahanagara Palike (BBMP), invites Proposals to provide the following Consulting Services by appointing **Consultant** for **preparation of Detailed Project Report (DPR) including estimation for the work of Upgradation of the Hospitals to Indian Public Health Standards (IPHS) 2022 in West, Yelahanka, Dasarahalli and RR Nagar Zones of BBMP Limits**. More details on the Services are provided in the attached Terms of Reference.

2. List of Consultant will be selected after review of Technical Bid

3. A consultant will be selected under Least Cost Selection (LCS) procedures described in this RFP.

4. The RFP includes the following documents:
   Section 1 - Letter of Invitation
   Section 2 - Information to Consultants
   Section 3 - Technical Proposal - Standard Forms
   Section 4 - Financial Proposal - Standard Forms
   Section 5 - Terms of Reference
   Section 6 - Standard Form of Contract.

6. Please inform us, upon receipt:

   - That you received the letter of invitation; and
   - Whether you will submit a proposal alone or in association with other entity as Joint Venture with joint and several responsibilities.

Yours sincerely,
Sd/
Executive Engineer-3,
Health & Sanitation, BBMP

DATA SHEET

Information to Consultants

1.1 The name of the Client is:

Name :
Executive Engineer-3,
Health & Sanitation,
Bruhat Bengaluru Mahanagara Palike (BBMP)
Dasappa Hospital Premises,
N.R Road, Bengaluru - 560 002.

1.1 A The method of selection is: Least Cost Selection (LCS)

1.2 A Technical and a Financial Proposals are requested: **Yes**

Tender documents may be downloaded from Government of Karnataka Public Portal website https://www.kppp.karnataka.gov.in under login for Contractors

The name, objectives and description of the Assignment are:
Consultancy services for preparation of Detailed Project Report (DPR) including estimation for the work of Upgradation of the Hospitals to Indian Public Health Standards (IPHS) 2022 under BBMP limits

Package - 2 - Project amount: Rs.98,0 1,58,490 in West, Yelahanka, Dasarahalli and RR Nagar Zones

1.3 The Assignment is phased: **No**

1.4 A pre-proposal conference will be held: **Yes**

The name(s), address(es), and telephone/numbers of the Client's Official(s) are:
Name : Anil Kumar., Executive Engineer (Health and Sanitation)
Phone :9880983448
Email : eeswmbbmp@gmail.com
Office Address
Bruhat Bengaluru Mahanagara Palike- BBMP
Office of Executive Engineer-3,
Health & Sanitation, Dasappa Hospital Premises,
N.R Road, Bengaluru - 560 002.

1.5 The Client will provide the following inputs:

All inputs and questions from consultant regarding the tender document will be posted on KPPP website and can be viewed with login and same will be answered on the portal

Please refer to tender documents which are downloaded from Government of Karnataka Public Portal website https://www.kppp.karnataka.gov.in under login for Contractors

The Technical proposal, along with EMD and financial Bids are to be uploaded on e-proc as per the instructions in the Tender document.

1.6 The Client envisages the need for continuity for downstream work: **No**

1.7 The clauses on fraud and corruption in the contract are Sub-Clause 2.7.1 of G.C.C.

2.1 Clarifications may be requested upto date

Please refer the portal for details updates on dates or contact the below

Executive Engineer-3
Bruhat Bengaluru Mahanagara Palike
Office of Executive Engineer-3,
Health & Sanitation, Dasappa Hospital Premises,
N.R Road, Bengaluru - 560 002

3.1 Proposals should be submitted in the following language(s): **English**

(a) Shortlisted Consultant may associate with another shortlisted Consultant: **No**
(b) The estimated number of key professional staff months required for the assignment is: **As per TOR**
(c) The minimum required experience of proposed key professional staff is: **As per TOR**
(d) Reports which are part of the assignment must be written in the following language: **English**

(e) Training is an important feature of this Assignment: **No**

(f) Additional Information in the Technical Proposal includes: Please refer to TOR and Data Sheet

3.2 Proposals must remain valid 90 days after the submission date

3.3 Consultants must submit an original and 5 Nos additional copies of each proposal.

3.4 The proposal submission address is: Tender documents may be downloaded from Government of Karnataka Public Portal website https://www.kppp.karnataka.gov.in under login for Contractors and same is submitted in the Portal itself. Applicants can view and download the complete proposal document from Government of Karnataka e-procurement portal https://kppp.karnataka.gov.in

3.5 Proposals must be submitted no later than the following date and time:
Please refer to the website https://www.kppp.karnataka.gov.in for updates on this proposal

3.6 The address to send information to the Client is:

Please refer to the website https://www.kppp.karnataka.gov.in for updates on this proposal
or
Executive Engineer-3
Bruhat Bengaluru Mahanagara Palike
Office of Executive Engineer-3,
Health & Sanitation, Dasappa Hospital Premises,
N.R Road, Bengaluru - 560 002

3.7 Pre-bid meeting will be held on **03-03-2025 15:30 Hrs IST**
at
Executive Engineer-3
Bruhat Bengaluru Mahanagara Palike
Office of Executive Engineer-3,
Health & Sanitation, Dasappa Hospital Premises,
N.R Road, Bengaluru - 560 002

3.8 Address for Negotiation is
Executive Engineer-3
Bruhat Bengaluru Mahanagara Palike
Office of Executive Engineer-3,
Health & Sanitation, Dasappa Hospital Premises,
N.R Road, Bengaluru - 560 002

3.9 The assignment is expected to commence in March 2025 at Location Bangalore.

4.0 The number of points to be given under each of the evaluation criteria are:

Sl. No	Description	Points/Marks
1	**Past Experience of the Consultant working on Medical Hospitals**	**10**
a	Less than 10 years of experience	5
b	More than 10 years of experience	10
2	**Consultant Financial Capacity/Turn Over in the last 5 years (in INR)**	**10**
a	50 Lakhs to 97 Lakhs	5
b	98 Lakhs and above	10
3	**Specific experience of the Consultants related to the Assignment**	**15**
a	DPR prepared for single project work and cost of the project executed in INR in the past **5 years** (Consultant should have experience in preparing DPR for Construction of New Hospitals or Medical Colleges including Equipment's and Machineries required for such Hospitals. Work done in Govt, Semi Govt, EPC/Turnkey Subcontract etc to be submitted signed not below the rank of Executive Engineer)	
	1 Cr to 50 Cr	5
	50 Cr to 97 Cr	10
	98 Cr and above	15
4	**Qualifications and competence of the key professional staff for the Assignment**	
A	Skills and Experience in the Architectural, Civil, MEP, Fire, STP, Design Gas Pipeline, STP, ETP, Methodology of Selection of Medical Equipment's for OT, ICU etc, Preparation of BOQ, Drawings using CAD etc. (Please refer to the table below for the details number of Key Professional Staff)	**40**
5	**Location Registered Office**	**5**
	Registered office in Bangalore	5
	Registered office outside Bangalore	3
6	**PPT- Live Presentation** consisting of proposed work plan and methodology, experience detail, technical details, strategies used, space management, cost savings, power management, working manpower availability, work done details, competency & financial details etc., related to health sector in front of committee formed by BBMP. (The applicant should also upload/submit the same presentation while applying for Tender)	**20**
	Total Points:	**100**
The minimum technical score required to pass is:		**75 Points**

The number of points to be given for qualifications and competence of the key professional staff for the assignment are:

Sl. No.	Number of Key professional	Qualification	Experience	Marks
1	Project co-coordinator cum Chief Architect -2 Nos	B. Arch or M. Arch from recognized University	a) minimum 5 year Experience. 5 to 10 Year- 5 Marks b) More than 10 Year Experience-10 Marks	10
2	Senior Structural Design Engineer 2 Nos	M.E in Structural engineering equivalent from recognized University	a) minimum 5 year Experience. 5 to 10 Year- 5 Marks b) More than 10 Year Experience-10 Marks	10
3	Geotechnical Engineer - 1 Nos	M.E in Geotechnical engineering equivalent from recognized University	a) minimum 5 year Experience. 5 to 10 Year- 2 Marks b) More than 10 Year Experience 5 Marks	5
4	Civil /Quantity Surveying Engineer – 3 Nos	B.E in Civil engineering or equivalent from recognized University	a) minimum 5 year Experience. 5 to 10 Year –2 Marks b) More than 10 Year Experience-5 Marks	5
5	Electrical Engineer – 2 Nos	B.E in Electrical engineering or equivalent from recognized University	a) a) minimum 5 year Experience. 5 to 10 Year- 2 Marks b) More than 10 Year Experience-5 Marks	5
6	MEP/Sanitry Engineer – 2 Nos (Water supply, Sanitary, Solid waste Management, Fire Fighting & HVAC)	B.E in Civil/Mechanical engineering or equivalent from recognized University	a) a) minimum 5 year Experience. 5 to 10 Year- 2 Marks b) More than 10 Year Experience-5 Marks	5
		TOTAL		**40**

I. APPENDICES

Appendix A: Description of the Services

1. Project Background

GOK have plans to upgrade the existing hospitals around Bangalore within BBMP limits. As a first step to this initiative, tenders are invited to select the consultants to prepare Detailed Project Report for upgrading Hospitals.

Tender Requirements

1. Consultant demonstrate capacity to mobilize resources properly so as to complete the assignment in time

2. The consultant obtaining the highest combined score will be invited for negotiation before awarding the Work to the consultant.

3. The Consultant should pay Earnest money deposit (EMD) Including in KPP portal in any of payment modes such as credit card/Direct debit/National electronic fund transfer (NEFT) over the counter (OTC).

4. The entire EMD amount of a particular tender is to be paid in a single transaction. For more details one payment services refer to KPP portal.

5. The necessary certificates/documents in support of pre-qualification criteria fulfilled as stipulated shall be scanned and attached to e tender documents.

6. During the time of technical evaluation, if the employer finds that any certificate/information furnished is false, such bidders will be disqualified and barred from participating in the bid.

7. If any bidder fails to satisfy the conditions mentioned above, such bids shall be rejected.

8. The consultants/authorized signatory should attach his/her signature to the Schedule B before uploading the documents.

9. If any of the dates mentioned above happens to be a general holiday, the next working day holds good.

10. Further information can be had from the undersigned during office hours.

11. Conditional tenders are liable to be rejected. The officer competent to accept the tender shall have the right to reject/cancel any or all the tenders without assigning any reasons whatsoever.

12. Corrigendum will be published in the website https://kppp.karnataka.gov.in/for all modifications, corrections, if any.

13. Typing errors, if any, will not be ground for any claims by the Consultant.

14. The tenderer is required to ensure browser compatibility of the computer well in advance until the last date and time for the receipt of tenders. The department shall not be responsible for non-accessibility due to internet connectivity issues and technical glitches.

15. Any bidder who is otherwise technically qualified withdraws from the bidding process at any stage before a final decision is taken on the tender, the EMD of such bidder shall be forfeited, the name of such bidder shall be removed from the category list of consultants at least for minimum period of one year.

16. In case of death of consultant, after executing the agreement/commencement of work, his legal heir if any, eligible registered Consultant and willing can execute and complete the work at the accepted tender rates irrespective of the work.

17. In addition to the soft copies uploaded on KPP portal. Further the same shall be submitted (within 48 Hours) in a hard bound from with all paged numbered serially, along with an index of submission

2. AN OUTLINE OF THE TASKS TO BE CARRIED OUT WHILE PREPARING DPR

a) The Consultant should follow, align and adopt the recent standards of **Indian Public Health Standards (IPHS) 2022,** IS codes, NBC and other relevant standards and requirements.
b) Consultant shall obtain first-hand information with respect to data collection for preparation of DPR with the local authorities and location conditions of the hospitals. Consultants are also encouraged to pay a visit to the project site before submitting the tender.
c) Determine the recent trends and changes in the healthcare facility needs and prepare a concept document that can incorporate these changes to build hospitals in tune with modern requirements. Undertake detailed reviews of old/new modules and provide recommendation of any enhancements/modification.
d) Liaison with all Agencies – Medical Department/Hospital-Incharge/Equipment Manufactures/Equipment vendors/Utility service consultants etc, and suppliers for details of the recent and new facilities to be adopted.
e) System Study and Re design on improvement of the lab services and operation theatre utilization and in-patient and out-patient facilities, parking and ambulance movement facilities. Study of crucial requirements in greater detail to be used as a basis for detailed analysis and design.
f) The Consultant should submit the detailed project report consisting of concept design of existing/upgradation or new hospitals giving all information on need basis with respect to details of Civil work, Parking, HVAC, Electrical (with SLD), Fire Fighting, Plumbing & Sanitary works with STP & ETP, Rain water Harvesting, Building Management System, Pneumatic Tube System (PTS), Medical Gas Pipeline System, Bed arrangements, Increase in number of Beds, Operation Theatres (Modular & Non-modular), Hot water system, Fire Alarm system, Safety and Hygiene Requirements, Type of Paints, Flooring type, Ventilation and Lighting, Elevators/Escalator, landscaping, detail on space utilization, safe patient movement, use of latest materials and technology applying green building concept, applying concept of energy conservation, renewable energy implementation, waste management system, bio hazard waste management system and preservation of existing premises.
g) Construction/Upgradation details of different facilities in general but not limited to Reception, Supporting Rooms like Accounts/Billing, Pharmacy Administration, Doctors and Nursing Rooms, OPD, IPD, OT, ICU(s), Labor / Delivery Room, General/Special ward, Diagnostic & Medical Laboratory, Emergency & Casualty Medical Services and Trauma Care, Cafeteria, Manifold Room, CSSD, Laundry & Mortuary. Any other core supporting facilities/requirements or hospital services will be included in the design, drawings and estimate as per site and local conditions.
h) Preparation of detail architectural & structural plans with elevations, cross sections, furniture and bed arrangements plan and other drawings as required. Prepare BOQ & detailed estimates as per current KPWD SOR, rate analysis for a set of specifications for non BOQ items and cost optimization.
i) Ensure detailed project cost inclusive of new or existing upgradation cost of medical equipment, non-medical equipment, furniture & fixtures, utilities, etc

j) Preparation of PPT (as when required for status update during preparation of DPR) comprising of design brief of the project, methodology used, problem and issues to be resolved, new trends in architectural/structural design, drawings and estimate etc, should be prepared and presented as when required basis.

k) Conduct NDT Tests of existing hospitals for upgradation(s)/retrofit and Survey, Geo-Tech investigation for construction of the new hospitals. Civil repairs/ restoration/ reconditioning if needed should be studied and worked out.

l) In consultation with the designated medical advisory team, the consultant will develop a medical equipment plan.

m) Consultant should be able to advise/support and present the work and get approval from the selection technical committee formed by BBMP.

3. Prepare detailed drawings, estimates of cost for technical sanction, and work out BOQ:

a) Prepare All Floor plans and elevation of the Hospitals on an appropriate scale as per the Standard Designs/Drawings with latest by-laws and FAR.

b) Building designs shall be as per local zonal regulations and building bye laws, Indian Public Health Standards (IPHS) 2022, National Building Code, IS Code of Specifications for submission to the Local Planning Authority for approval.

c) Detailed System Study and Re-design of Existing and New Hospitals and the list of Hospitals in scope will be provided by BBMP.

d) Lay out plan indicating approach road, Compound wall, drainage, external electrification, water supply and sanitary services. Provision should be made to have captive solar power plant. The consultant should closely interact with the department before finalizing the layout.

e) The space planning to increase the number of beds will be made on the basis of interviews with hospital consultants/ MS/Administrators experienced in building and designing hospitals. Data collection for space planning, functional evaluation, physical evaluation of existing facilities should be done along with Main Architect, Hospital Consultant, Civil Eng Consultant, Medical officers, Hospital In-charge, Medical Equipment Experts to accommodate technical requirements for the hospitals in scope.

f) Planning and design of the entire terrace to ensure that is absolutely leak proof in terms of drainage, proper slopes are maintained.

g) Cross sections and longitudinal sections in appropriate scale for all civil and infrastructure works.

h) Complete bill of quantities for all internal and external items suitable for incorporation in the tender documents. Detailed working drawings, structural designs. Bill of quantities for civil, internal electrical, internal water supply and internal sanitary items as per working drawings. Complete BOQ for all the services like MEP - HVAC work plus heat load Calculations, UPS, Oxygen Pump Room, Fire Fighting Devices, Fire plan for each floor, lift, telephone and networking, CCTV and BMS System, Medical Equipment's required, any Interiors/False ceiling and Furniture layouts.

i) Estimate Cost as per BOQ will be worked out based on the current KPWB Schedule of Rates-SOR (including lead, lift and area weight age applicable to the area) approved by the Superintending Engineer of the K PWD who has jurisdiction over the proposed built site. For any item not covered by the Schedule of rates, the rates should be derived based on the market rates/data rates by quotations with correct specifications and same will be approved in consultation with the concerned SE, KPWD or any competent authority.

4. Prepare and submit of the draft tender documents:

a) Prepare the finalized specifications, drawings and estimate of cost.

b) Modify the technical specifications, drawings and estimates of cost, BOQ for (internal and external services) as per feedback or comments communicated by BBMP or their authorized representative.

c) Prepare the appropriate packages in consultation with BBMP for calling tenders.
d) Prepare the draft tender document for the approved works based on GOK mandated tender document (K/W-4) and circulars issued from time to time and duly modified to suit for e-procurement procedures of GOK and submit the same to BBMP for review and approval.
e) Modify the draft tender documents as per feedback or comments as may be communicated by BBMP or their authorized representative.
f) Finalize the documents as well as the dates in consultation attend pre-bid meetings as may be convened by BBMP, by explaining the features of the document to prospective tenderers and prepare and issue amendments if any to the tender document.

5. Post – Tender Stage:

a) Furnishing all the required construction drawings for the execution of the project including the drawing that would be submitted for sanction to the local authorities concerned.
b) If there are changes in the layout/building plan during execution, the DPR Consultant shall conduct re-survey, if required by BBMP and prepare the modified plans and, work out and submit the financial implications in consultation with the BBMP and the Project Management Consultant for approval.

6. ARCHITECTURAL WORKING DRAWINGS AND ESTIMATES:

Drawing required for construction purposes.

a) Drawings containing the construction/upgradation details of Reception, Supporting Rooms like Nursing, Accounts/Billing, Administration, Doctors and Nursing Rooms, OPD,IPD, OT, Labor / Delivery Room, General/Special ward, ICU(s), Diagnostic & Medical Laboratory, Emergency & Casualty Medical Services and Trauma Care, Cafeteria, Manifold room, Laundry, Pharmacy and any other core supporting facilities or hospital services should be included in the design, drawings and estimate.
b) Demarcation plan for land boundary. Demarcation plans for layout (including circulation pattern plan) and buildings.
b) Excavation plan, Foundation details and section for new hospital buildings.
c) All floor plans reflected ceiling plans including roof/terrace plans, and door & window schedules.
d) All side elevations include finishes for external surfaces.
e) Toilet Details – Architectural details, including tile layout, positions of W.C. pan, bath, shower, basin, mirror, towel rail/ring etc.
f) OT details – OT platform, cabinets, sink drain board, shelves, position of gas cylinder, garbage chute, exhaust etc. with specifications for finishes.
g) Staircase Details – including details of trends/risers, finishes hand-railing, parapet etc.
h) Doors – Joinery details including schedule of fittings and fixtures.
i) Windows – Joinery details including design/ details for grills, schedule of fittings and fixtures

j) Misc. Details – Parapets, balcony railings, cup – boards wardrobes, pelmets, lofts, shelves, boundary wall, gate pillars, gate details etc.
I) Part Details – For plan, elevation, sections with 1:50, 1:25 FS details to explain the construction system as required.

m) Details – Plan, elevation, sections of septic tanks treatment plants overhead and / or underground water tank and pump room etc.

7. STRUCTURAL ENGINEERING DRAWINGS WORKING DRAWING (STRUCTURAL)

a) Foundation details, sections and footings, column, slab and beam with sections.
b) All floor plans – RCC details for all floors, columns, beams, slabs, lintels shelves, lofts, canopies over entrances as per Hospital needs.
c) RCC details for slabs wherever floor traps or sewerage pipes are required to be laid by sinking the floor OR laying the floor to slope.
d) RCC details for platform/lofts/storage shelves, if proposed.
e) Structural details of Over Head/Underground water tank.
f) All designs and construction should be such that buildings should be earthquake resistant as required under the relevant ISI code.

8. ELECTRICAL DRAWINGS WORKING DRAWINGS (ELECTRICAL).

a) All floor plans showing locations and layout of electrical conduits/surface wiring, switch and sockets, wall brackets, fans etc.., with specifications, Telephone/fire alarm system etc.
b) Electrical load data Sheet, LT and HT, SLD for External and Internal Electrical work and Complete BOQ, Floor Plans with Electrical layout, Layout of Outdoor S/S, Layout of Electrical Rooms/UPS/CCTV, Networking drawings, fire alarm layout Drawing, CCTV layout etc.,
c) Details for water heater/geyser socket, location etc., considering safety from electrification through damp conditions etc.
d) Positions of conduits/ staircase lighting/two-way switches etc.
e) Electrical details for Misc. details wherever required (eg) switches and lights in compound wall/gate pillars/entrance porch, bell pushes etc.
f) Details of electrical meters/distribution boards etc.
g) Electrical details as required for pump room, Server room and LT and HT yard etc.

9. UTILITY SERVICES DRAWINGS WORKING DRAWINGS (UTILITIES)

a) Detailed layout plan for External water supply mains and distribution with sections etc.
b) Detailed layout plan for open/underground with location details of manholes and details to dispose the sewage with sections, solid waste management system in place etc.
c) Detailed plan and sections of water treatment / sewage treatment plant, lead off of effluent, etc.
d) Detailed plan and sections of water storage reservoirs etc.
e) All floor plans and sections with positions specifications for ducting, piping, heating/air conditioning etc.
f) All elevations showing spouts/down take pipes etc.
g) Toilet details –water supply, sanitation and drainage for buildings etc.
h) Services, ducts, under staircase/landing levels/adjoining lift wells etc.
i) Details of position of water meter etc.
j) Details of fittings in connection with water supply and plumbing etc.
k) Details of Landscape/Arboriculture with details of species of plants, tree guards etc.

10. COMPLETION DRAWINGS:

a) Complete plans, elevation etc., as required by local authority to obtain the completion and occupancy certificates of buildings.

11. SCALE OF THE DRAWING AND CODES TO BE ASSIGNED TO THE WORKS

a) Building plans to a scale of 1:100 showing Cross Section, Longitudinal Section, Site plan, front and side elevations, plinth areas, covered area, FAR Schedule of joinery and other details in one sheet.

b) Working drawing to a scale of 1:50.

c) All the drawings submitted shall be categorized in codes so that all the sets in the category of the drawings to be submitted carry the same code. The code preferably should be based on alphabetical categorizations.

12. LANDSCAPE:

a) Preparation of detailed landscape design scheme for the layouts using computer aided design including water cascades/water bodies, fountains, all types of plants required by the BBMP.

13. LOCATION OF CONSULTANTS' OFFICE AND AVAILABILITY OF SERVICE:

a) The Consultant should have their office in Bengaluru, and the BBMP will be entitled to take the services of the Consultant at the Bengaluru office at different stages of the DPR preparation

14. DELIVERABLES:

For the scope of services covered, the Consultant shall also submit the following without any extra cost to BBMP

(a) Concept project report and drawings for approval in Five (05) sets.

(b) Final Detailed Project Report in Five (05) sets and Tender Documents with special conditions of contract if any, qualifying requirements of contractor, tender drawing prints in Five sets along with original drawings on good quality tracing film (85-90 gate way) or Garware Polyester film and all records on two sets of Memory Drives.

Appendix B: Reporting Requirements

FINAL OUTPUTS (i.e., REPORTS, DRAWINGS, etc.) THAT WILL BE REQUIRED OF THE CONSULTANT

No	Description of Deliverables	Time Duration
1	Concept Report	5 Days from Date of Issue of Work Order/Agreement
2	NDT, Survey & Investigation Report	15 Days from Date of Issue of Work Order/Agreement
3	Master Plan	20 Days from Date of Issue of Work Order/Agreement
4	GAD/Layout Drawings	25 Days from Date of Issue of Work Order/Agreement
5	Draft Detailed Project Report	30 Days from Date of Issue of Work Order/Agreement
6	Final Detailed Project Report	40 Days from Date of Issue of Work Order/Agreement
7	Draft Tender Papers	43 Days from Date of Issue of Work Order/Agreement
8	Final Tender papers	45 Days from Date of Issue of Work Order/Agreement

Appendix C: Key Personnel and Sub-consultants

The number of points to be given for qualifications and competence of the key professional staff for the assignment are:

Sl. No.	Key professional	Qualification	Nos	Experience	Months
1	Project co-coordinator cum Chief Architect	B. Arch or M. Arch from recognized University	2	Minimum 10 Year Experience.	6
2	Senior Structural Design Engineer	M.E in Structural engineering equivalent from recognized University	3	More than 10 Year Experiences	3
3	Geotechnical Engineer	M.E in Geotechnical engineering equivalent from recognized University	1	Minimum 10 Year Experience.	3

4	Civil /Quantity Surveying Engineer	B.E in Civil engineering or equivalent from recognized University	4	More than 10 Year Experiences	3
5	Electrical Engineer	B.E in Electrical engineering or equivalent from recognized University	2	Minimum 10 Year Experience.	3
6	MEP/Sanitry Engineer (Water supply, Sanitary, Solid waste Management, Fire Fighting & HVAC)	B.E in Civil/Mechanical engineering or equivalent from recognized University	2	More than 10 Year Experiences	3
7 C2	Medical Consultant	Any Degree	1	More than 10 Year Experiences	6

Appendix D: Services and facilities to be provided by the Client

1. Doubt or Questions clarification with in the scope of DPR
2. Engagement with Hospital Representatives to collect data

Appendix E: Cost Estimates in Indian Rupees